



# University of Hawaii at Manoa

**Environmental Center**  
Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (808) 948-7361

Office of the Director

RL:03 80

## **SB 1744 RELATING TO CLUSTER DEVELOPMENTS IN RURAL AND AGRICULTURAL DISTRICTS**

**Statement for  
Senate Committee on  
Economic Development and Energy and Natural Resources  
Public Hearing - 26 February 1980**

**By  
David Callies, Law  
Kem Lowry, Urban and Regional Planning**

SB 1744 would amend Section 205-2, Hawaii Revised Statutes, which deals with the districting and classification of lands, to allow rural cluster developments. This statement on the bill does not represent an institutional position of the University of Hawaii.

SB 1744 represents an imaginative concept in attempting to balance rural residential development and the preservation of agricultural land. If something like SB 1744 is to be adopted, the following suggestions may be of interest.

1. The conditions for allowing rural cluster developments might merely be cited on page 4, lines 14-17, by reference to Section 205-5 without referring specifically to the complicated base-density concept at this point.
2. On page 8, if "consolidating" means "grouping," the latter term would be better employed unless the term "consolidating" is somewhere defined. Definition of the term "agricultural production" would also be advantageous.
3. The description of the "base density" calculations on pages 8-9 is extremely difficult to understand and is susceptible of interpretation in two different ways.

Although there is need to balance rural development against the preservation of agricultural land, and the balancing concept presented in SB 1744 is imaginative, the passage of the bill would allow for substantial residential development in lands now classified for agriculture. Under the provisions of the bill a 100-acre agricultural-based unit could have a residential development of 100 units, so long as the units were clustered and not located on prime agricultural land. Such a development might be some distance from existing services and facilities. Adoption of the bill would, therefore, represent a considerable change from the original philosophy of the State's Land Use Law.